060.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,500 / 714,500
					USE VALUE:	714,500 / 714,500
					ASSESSED:	714,500 / 714,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJORI SAMIR & KIMBERLY W
Owner 2:	
Owner 3:	
Street 1:	6 RESERVOIR RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAQUET RAYMOND A--ETAL -
Owner 2:	PAQUET KATHERYNE M -
Street 1:	6 RESERVOIR RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	295,700	5,100	413,700	714,500
Total Card	0.131	295,700	5,100	413,700	714,500
Total Parcel	0.131	295,700	5,100	413,700	714,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.45 | /Parcel: 407.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39666
GIS Ref:
GIS Ref:
Insp Date: 03/06/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,800	5100	5,700.	413,700	714,600	714,600	Year End Roll	12/18/2019
2019	101	FV	227,000	5100	5,700.	407,800	639,900	639,900	Year End Roll	1/3/2019
2018	101	FV	227,000	5100	5,700.	313,200	545,300	545,300	Year End Roll	12/20/2017
2017	101	FV	227,000	5100	5,700.	295,500	527,600	527,600	Year End Roll	1/3/2017
2016	101	FV	227,000	5100	5,700.	271,900	504,000	504,000	Year End	1/4/2016
2015	101	FV	213,900	5100	5,700.	254,100	473,100	473,100	Year End Roll	12/11/2014
2014	101	FV	213,900	5100	5,700.	234,000	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	213,900	5100	5,700.	234,000	453,000	453,000		12/13/2012

!5240!

PRINT

Date	Time
12/10/20	20:09:29

LAST REV

Date	Time
09/20/12	14:37:29

mmcmakin

USER DEFINED

Prior Id # 1:	39666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAQUET RAYMOND	59665-349		8/1/2012		475,000	No	No		
	13667-80		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2009	Measured	372	PATRIOT
4/18/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	70.	1.04	6									413,699						413,700	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,699 | Spl Credit | Total: 413,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31692076
Const Adj.:	0.98792118
Adj $ / SQ:	169.132
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382449
Depreciation:	86701
Depreciated Total:	295748

COMMENTS

NEXT TO COM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

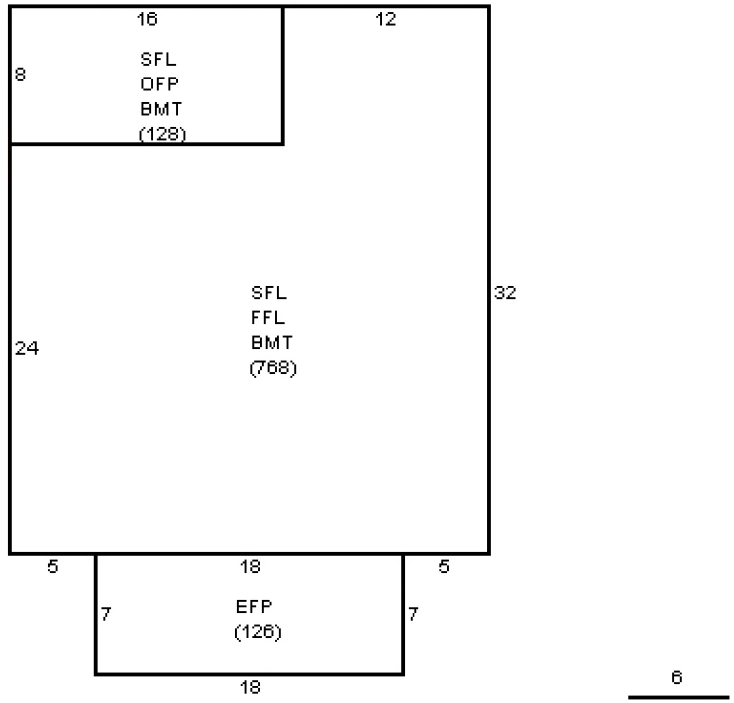
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.13
Special Features:	0	Val/Su Net:	108.55
Final Total:	295700	Val/Su SzAd	187.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	57.340	51,373
SFL	Second Floor	806	169.130	136,388
FFL	First Floor	768	169.130	129,893
OFP	Open Porch	128	29.040	3,717
EFP	Enclos Porch	126	48.240	6,079

Net Sketched Area:	2,724			Total:	327,450
Size Ad	1574.3999	Gross Are	2814	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100